

Sharciga Ogeysiiska Sugidda Guriyeynta (Housing Stability Notification Act)

Su'aalaha Badanaa La Weydiyo Dagganeyaasha

1. Maxuu yahay Sharciga Ogeysiiska Sugidda Guriyeynta (What is the Housing Stability Notification Act)?

Sharciga Ogeysiiska Sugidda Guriyeynta (Housing Stability Notification Act) (HSNA) waa sharci ay gudbisay Magaalada Boston bishii Oktoobar 2020 oo ka raba milkiilaha hantida oo ku talojira in uu soo afjaro heshiiska dagganaashada si uu dagganaha u siiyo **Ogeysiiska Xuquuqda iyo Ilaha Dagganaha (Notice of Tenants' Rights and Resources)**.

HSNA waxay u baahan tahay in milkiileyaasha hantida ay dagganeyaasha siiyan Ogeysiiska Xuquuqda iyo Ilaha Dagganeyaasha (Notice of Tenants' Rights and Resources) marka milkiilaha hantida go'aan ku gaaro in uusan dagganaha siinin dib u cusboneysiinta heshiiska kirada. Ogeysiiska Xuquuqda iyo Ilaha Dagganaha (Notice of Tenants' Rights and Resources) iyo Ogeysiiska Ka-Saaridda (Notice to Quit) waa in la gudbiyo isla mar.

Ogeysiiska Xuquuqda iyo Ilaha Dagganaha (Notice of Tenants' Rights and Resources) waa in loo gudbiyo daggane kasta oo la weydiisto in uu ka baxo hantida. Tusaale ahaan, haddii qofka iibsado hanti la xaraashay, ama uu ka iibsado bangi ama deymiyaha deynta guriga, waa in uu Ogeysiiskaan siiyo milkiileyaashii hore ee hantida, ama dagganeyaasha ku nool hantida.

HSNA waxay kaloo rabtaa in milkiileyaasha hantida iyo milkiileyaasha xaraashka hantida in ay koobiga Ogeysiiska Ka-Saaridda (Notice to Quit) ama Ogeysiiska Dib u Cusboneysiin La'aanta Kirada (Notice of Non-Renewal of Lease), iyo Shahaadada u Hoggansamida/Adeegga (Certificate of Compliance/Service), u diraan Xafiiska Sugidda Guriyeynta (Office of Housing Stability) ee Magaalada Boston.

City of Boston
Department of Neighborhood Development
Landlord Notices, Office of Housing Stability
26 Court Street, 9th Floor
Boston, MA 02108

2. Maxay tahay sababta loo gudbiyay Sharciga?

Sharciga waxaa loo fulliyay si loo hubsado in dagganeyaasha iyo milkiileyaashi hore guriga fahmaan xuquuqdooda marka la soo afjaro dagganaashadooda ama dagganaashada guriga, iyo in ay ogaaadaan in ay jiraan wakaalado laga yaabo in ay ka helaan kaalmo.

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Inta badan kiisaska, wakaaladaha waxay kaalmo ka geysan karaan helitaanka maaliyad ay ku bixiyaan kirada-la soo dhaafay ama waxay bixin karaan adeegyo kale oo loo baahan yahay si looga maarmo in laga saaro. Marka aysan suurtogal ahayn in la xalliyo arrimaha ka-saaridda Maxkamadda ka horeeyso, HSNA waxay dagganeyaasha/milkiileyaashi hore guriga siin doontaa fursad wanaagsan si loo helo la-tallin iyo/ama mattalaad.

3. Goorma ayaa la bilaabi doonaa sharuudahaan?

HSNA waxaa la hirgelin doonaa Nofeembar 6, 2020.

4. Daggane ahaan, maxay tahay macnaha ay ii leedahay?

Haddii ay dhacdo in milkiilaha hantidaada ku siiyo Ogeysiiska Ka-Saaridda (Notice to Quit) ama Ogeysiiska Dib u Cusboneysiin La'aanta Kirada (Notice of Lease Non-renewal) ama dhicid, waa in sidoo kale isla markaas aad heshid **Ogeysiiska Xuquuqda iyo Ilaha Dagganeyaasha (Tenants' Rights and Resources)**.

Ogeysiiska Xuquuqda iyo Ilaha Dagganeyaasha (Notice of Tenants' Rights and Resources) wuxuu sharaxi doonaa xuquuqda aad leedahay marka lagu siiyo ogeysiiska ka-saaridda iyo wuxuu ku siin doonaa wakaaladaha laga yaabo in ay ku kaalmeyn karaan inta ay socoto hawsha ka-saaridda iyo/ama wuxuu kugu kaalmeyn karaa raadinta guryo cusub. Ogow in aad xor u tahay in aad la xariirtid **Xafiiska Sugidda Guriyeynta (Office of Housing Stability)** ee laga helo telefoonka **617-635-4200** ama housingstability@boston.gov haddii aad qabtid su'aalo ama arrimo.

Milkiilahaada hantida waxaa laga rabaa in uu koobiga Ogeysiiska Ka-Saaridda (Notice to Quit) iyo Ogeysiiska Dib u Cusboneysiin La'aanta (Notice of Non-renewal) siiyo Xafiiska Sugidda Guriyeynta (Office of Housing Stability). Magaalada Boston cidna lama qeybsan doonto macluumaadkaada shaqsiga mana hoos imaan doonto codsiyada diiwaanada dadweynaha.

5. Yaa loo baahan yahay in uu u hoggaansomu Sharcigaan?

Sharciga wuxuu quseeyaa dhamaan milkiileyaasha hantida/xaraashka ku talojira in la soo afjaro dagganaashada ama gelitaanka ka dambeeyo xaraashka guri ku yaal Magaalada Boston.

Hantida keliya ee laga dhaafay waa guryaha la daggan yahay:

1. ee isbitalka kasta, hay'adaha xanaanada aqoonta; iyo
2. hay'ad aan fa'iido raadinin oo ujeedadeeda aasaasiga tahay in ay bixiso daweynta muddada gaaban, kaalmada ama ka daweynta qamrada, ama ku xadgudubka kale ee la xariira maadada.

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6. Ma dhici kartaa in qodobkaan laga maarmo?

Maya. Lama dhaafi karo sharuudaha Sharcigaan, qodob kasta oo ka tirsan kiradaan, heshiiskaan kirada, heshiis, ama heshiis kale oo iskudayo in uu ka dhaafsi ama soo koobo habka xuquuqda ama nuxurka milkilahii hore hantida sida hoos timaado Sharcigaan waxay ka soo horjeedaan siyaasadda u dagsan dadweynaha, lama hirgelin karo, waana wax aan jirin.

7. Maxaa loo baahan yahay in aan sameeyo, daggane ahaan, haddii aan helin Ogeysiiska Xuquuqda iyo Ilaha Dagganeyaasha (Tenants' Rights and Resources) marka Aniga ley siiyo ogeysiiska in aan joojiyo ama ogeysiiska kirada aan dib loo cusboneysiinin?

Jebinta HSNA waxaa baara Xafiiska Caddaaladda Guriyeynta iyo Sinaanta (Office of Fair Housing and Equity) (FHE), waxaana hirgeliya Waaxda Adeegyada Fattashaadda (Inspectional Services Department) (ISD). ISD waxay tigidh siin doontaa milkilaha hantidaada haddii macluumaadka loo baahan yahay aan lagu siinin adiga kaddib marka adiga aad sida habboon u soo sheegtid jebinta.

Si ISD u soo saarto tigidh, waxaad u baahan tahay in aad sameysid waxa soo socda:

1. Wac FHE, telefoonka 617-635-2500 una sheeg in aad u soo wacday in la jebiyay Sharciga Ogeysiiska Sugidda Guriyeynta (Housing Stability Notification Act) ee cusub. Wuxaado kaloo wici kartaa 311 kaddibna waxaad weydiisan kartaa FHE.
2. Waxaa dhici karto in FHE ku farto in aad macluumaadkaada ku gudbisid foomka qabashada internetka ee laga heli karo bogga internetka FHE: boston.gov/departments/fair-housing-and-equity. Haddii aadan awoodin in aad isticmaashid foomka internetka, waxaad macluumaadka loo baahan yahay ku diri kartaa boostada adiga oo ku hagaajiyo cinwaanka soo socdo:

City of Boston
Office of Fair Housing and Equity
1 City Hall Square, Rm. 966
Boston, MA 02201

3. Wuxaado FHE siisaa caddeyn qoran oo ku saabsan dagganaashadaada sida kiradaada, resiidyada kirada, ama magacaada ku qoran ogeysiiska joojinta (notice to quit) ama ashatakada maxkamadda (waxyabo kale oo caddeeya in dagganaashadaada la ogolaado).

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4. Waxaad FHE siisaa koobiga Ogeysiiska Ka-Saaridda (Notice to Quit) ama Ashtakada Maxkamadda (Court Complaint), iyo maclummaadka lagala xariiro milkilaha hantidaada ama maamulaha hantida.

Haddii aan si kale loo sheegin, qofka ama hay'adda jebisa qodobada Sharcigaan waxaa lagu ciqaabi doonaa digniin ama ganaax sida waafaqsan qodobada Sharciyada Magaalada Boston (City of Boston Ordinances) iyo/ama Dastuurka Magaalada Boston (Boston City Charter), ee hoos lagu muujiyay.

Sharciga Ogeysiiska Sugidda Guriyeynta (Housing Stability Notification Act) (Qeybta) (Sec. 10-11.7)

Hay'adda Hirgelinta: Waaxda Adeegyada Fattashaadda (Inspectional Services Department

Gafka 1aad: Digniin

Gafka 2aad iyo Kuwa ku Xiga: \$300 halkii maalin

Haddii milkilaha hantida jebiyo HSNA, taasi **MA** joojiso hawsha ka-saaridda.